GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Industries & Commerce Department -M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) - Proposal for establishment of a MDF/Particle Board plant at IP Rambili, Phase-I, Anakapalli District - Amendment to G.O.Ms. No. 1, Industries & Commerce (P&I) Department dt:03.01.2025 - Orders - Issued.

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INDUSTRIES & COMMERCE (P&I) DEPARTMENT

G.O.MS No.41 Dated:25.03.2025

Read the Following:

1. G.O.Ms. No. 68, Industries& Commerce (P&I) Dept. dt:26.10.2024.
2. G.O.Ms. No. 1, Industries & Commerce (P&I) Department dt:03.01.2025.
3. From the Vice President, M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA). Representations dated.12.12.2024 &06.02.2025
4. Minutes of the 7th meeting of the State Investment Promotion Committee(SIPC) held on 18.02.2025.
5. Minutes of the 4th meeting of State Investment Promotion Board (SIPB) held on 13.03.2025.

ORDER

In the reference 2nd read above orders have been issued extending the following incentives M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) for establishment of a MDF/Particle Board plant at IP Rambili, Phase-I, Anakapalli District, under Tailor-made Incentives provision of Andhra Pradesh Industrial Development Policy (4.0) 2024-29 (Clause 8.3).

a. Approval of allotment of 60.06 acres of lands for Phase-I and reservation of Phase-II (46.21 acres) for their unit - for a total In-principle allotment of 106.27 acres of contiguous lands at IP Rambili, Phase-I, Anakapalli District, by APIIC to M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) for establishment of a MDF/Particle Board plant.
b. Approval of allotment of lands at concessional rate of INR 30 lakhs against the prevalent price of 1.10 Cr / acre with the condition that the Company shall complete both phases of investment by FY 2028-29.
c. Accordingly, approval to APIIC for the allotment of lands in phases with the payment options of land prices as per the recommendations of SIPC (i.e., APIIC to provide the options to the firm for payment of cost of the lands - either in a single payment for both phases of the lands as per the prevalent price or with @9% interest rate of present price, at the time of allotment of lands for subsequent phases.

(p.t.o.)

2. In the reference 3rd read above, M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) have requested the certain amendments to para 4(a),4(b), 4(c) of G.O.Ms. No. 1, Industries & Commerce (P&I) Department dt:03.01.2025, so as to expedite the grounding of the project.

3. Accordingly, the proposal from APIIC was placed before the State Investment Promotion Board (SIPB) meeting held on 13.03.2025 with recommendations of State Investment Promotion Committee (SIPC) in its meeting held on 18.02.2025. The SIPB after detailed discussion, has recommended to place their recommendations on the proposal of M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) for approval of the amendment of conditions of land allotment.

4. Government, after careful consideration of the decision of the State Investment Promotion Board, hereby issue the following amendment to G.O.Ms. No. 1, Industries & Commerce (P&I) Department dt:03.01.2025.

AMENDMENT

Context	Read for	Read as
4 (a)	Approval of allotment of 60.06 acres of lands for Phase-I and reservation of Phase- II (46.21 acres) for their unit - for a total Inprinciple allotment of 106.27 acres of contiguous lands at IP Rambili, Phase-I, Anakapalli District, by APIIC to M/s. Balaji Action Buildwell Pvt Ltd. (Action TESA) for establishment of a MDF/Particle Board plant	Approval of allotment of 60.06 acres of lands for Phase-I and 46.21 acres of land for Phase-II for their unit - for a total in-principal allotment of 106.27 acres
4 (b)	allotment of lands at concessional rate of INR 30 lakhs against the prevalent price of 1.10 Cr/acre with the condition that the Company shall commence Commercial Production of Phase-I investment within 24 months of land possession and commence the approval of Date of Commercial Production (DCP) of Phase II by FY 2028-29	The Company shall commence Commercial Production of Phase-I investment within 24 months of land possession and to commence construction of Phase-2 by 2028-29 and complete it within next 24 months

(p.t.o.)

4 (c)	Accordingly, approval to APIIC for the allotment of lands in phases with the payment options of land prices as per the recommendations of SIPC (i.e., APIIC to provide the options to the firm for payment of cost of the lands - either in a single payment for both phases of the lands as per the prevalent price or with @9% interest rate of present price, at the time of allotment of lands for subsequent phases.	Accordingly, approval to APIIC for the allotment of lands with the payment options of land prices @ INR 30 lakhs per acre for execution of Sale Agreement for Phase-I and Phase-II, post upfront payment for both the phases. (i.e., APIIC to provide the options to the firm for payment of cost of the lands as approved)

5. The Vice Chairman & Managing Director, Andhra Pradesh Industrial Infrastructure Corporation Limited, Mangalagiri and the Director of Industries, Andhra Pradesh shall take further necessary action accordingly in coordination with the line Departments.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N.YUVARAJ
SECRETARY TO GOVERNMENT

To
The Vice Chairman & Managing Director, APIIC Ltd., Mangalagiri.
The Director of Industries, A.P., Mangalagiri.
The Vice President, M/s. Balaji Action Buildwell Pvt Ltd.(Action TESA).
The Special CS/Principal Secretary/Secretary of the concerned department viz,
The Revenue (Land, Registration and Stamps) Department,
The Finance Department,
The PR&RD Department,
The MA&UD Department,
The EFS&T Department,
The Energy Department,
The Water Resource Department,
The Roads and Buildings Department,
The Skill Development Department,
The Infrastructure and Investment Department,
The Industry and Commerce (Mines-III) Department.
The Collector & District Magistrate, Anakapalli District., Anakapalli.

Copy to:
The Finance (FMU-I&I, Energy and I&C) Department.
The Revenue (CT) Department.

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The Law (H) Department
The Accountant General, Vijayawada, Andhra Pradesh.
The Chief Commissioner of Taxes, Andhra Pradesh.
The P.S. to Secretary to Chief Minister.
The P.S. to Hon'ble Minister (Ind. &Comm. Food Processing).
The P.S. to Chief Secretary to Government of Andhra Pradesh.
The P.S. to Secretary to Government & CIP, Industries& Commerce Department.
The G.A. (Cabinet.I) Department.
SC/SF.

//FORWARDED::BY ORDER//

SECTION OFFICER